

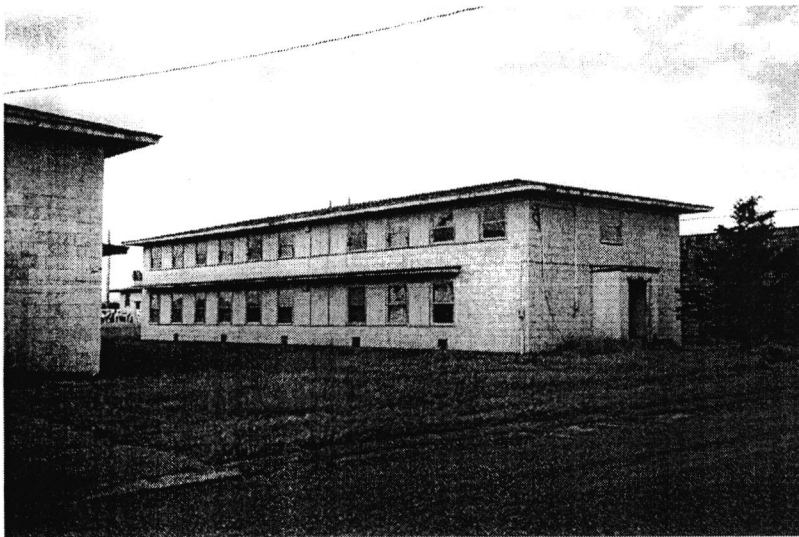
Building Number: 38

Original Name: Dormitory

Est. Year of Construction: 1951

General Data

- Square Footage: 5,725 sf
- # of Floors: 2
- # of Rooms: ???
- Basement or Crawl Space? Crawl Space



View from southwest.

Exterior Conditions

• Roof

Very low pitch hipped roof with composite shingles in **poor condition**; leaks on east side. Deep overhangs in **fair/poor condition**. Wood soffit between floors is rotted and paint is peeling.

• Wall

2-story, wood frame structure sheathed in cement asbestos shingles is in **poor condition**. Metal grates at first floor level rusted/ missing. 47 aluminum double hung windows; all seals have failed. 3 wood flush doors in **poor condition**; paint is cracked and peeling and hinges are rusted. 2 flat-roofed vestibules with mildew damage and peeling paint. Steel fire escape is rusted and falling apart.

• Trim

All wood window and door trim and wood fascia in **poor condition**. Wood is rotted and paint is cracked or peeling. Metal drip edge at foundation is rusted.

• Foundation

CMU foundation walls and piers in fair condition. Vestibules sit on concrete pads with 2 steps up. **Condition is fair/poor**. Mildew damage.

Interior Conditions

• Ceiling

Gypsum wallboard ceiling is in **fair condition**. 2nd floor GWB on 2x4 ceiling joists. 2x6 rafters @ +/- 24" o.c.

• Wall

Gypsum wallboard throughout and masonite (?) dado panels in hallways. All in **poor condition**. Mildew damage. Asbestos pipe insulation in walls.

• Trim

Painted and varnished wood door trim. Stained and varnished window trim and baseboards. Mildew damage.

• Floor

VAT over wood subfloor. Carpet in hallway; ceramic tile in latrines.

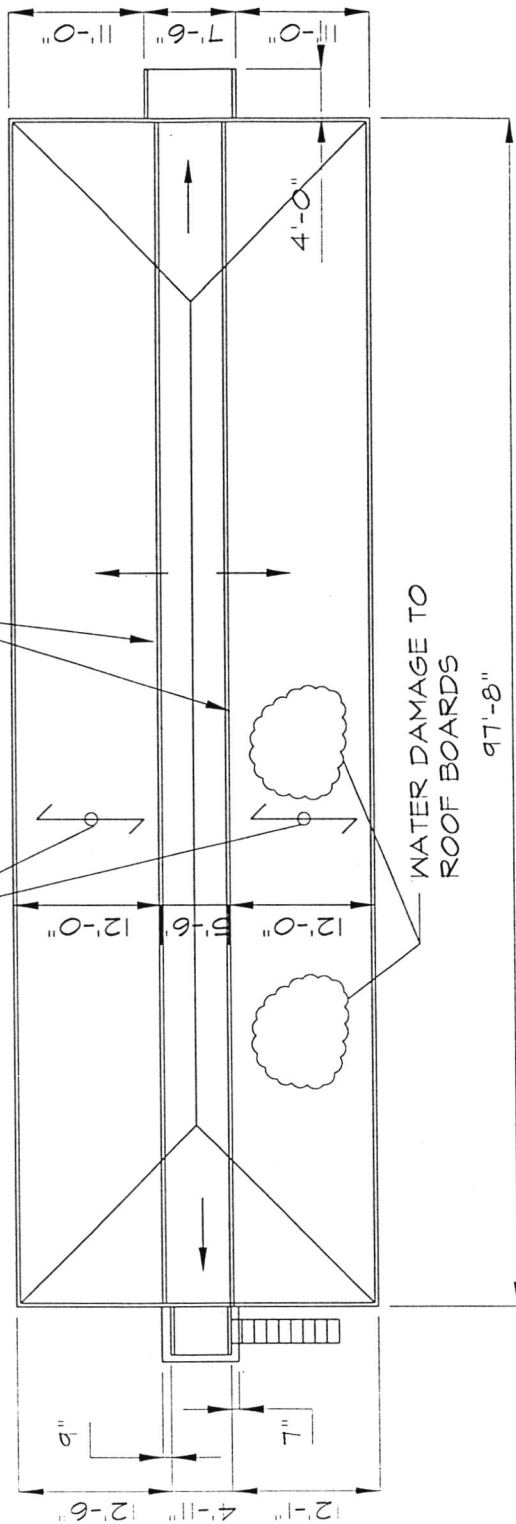
Unique Equipment

-Int. fin. tube radiators

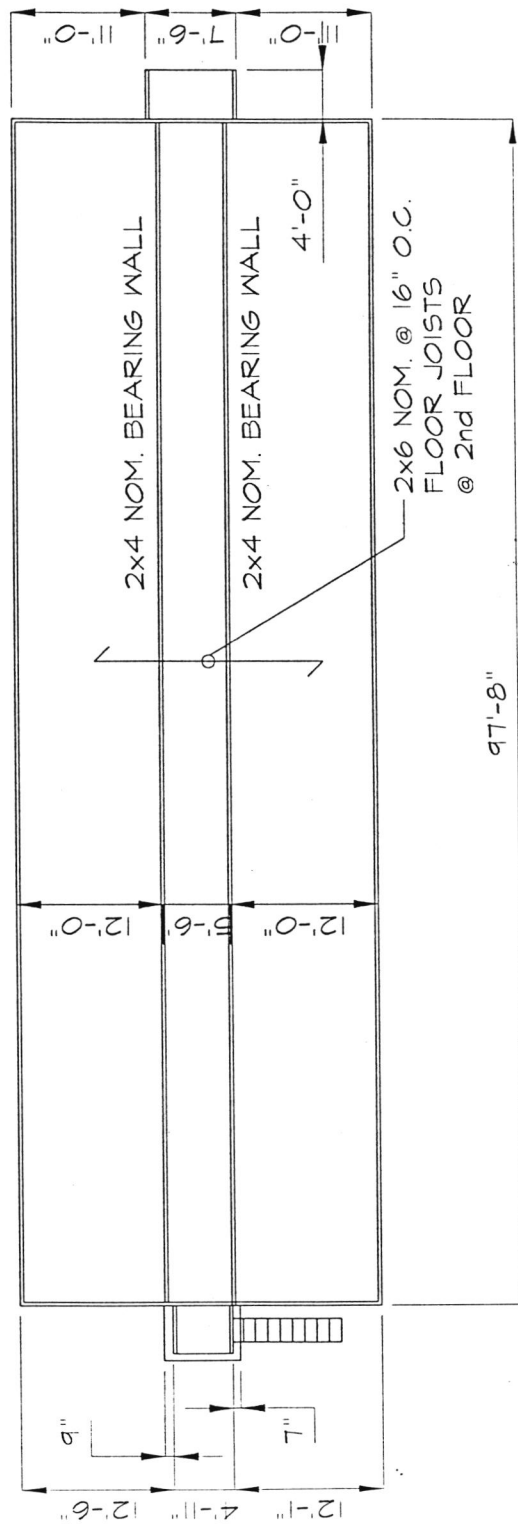
Building Number: 38

2x6 NOM. RAFTERS w/ 1x8 NOM. RIDGE
AND 2x4 NOM. C.J. @ 24" O.C.

2x4 NOM. BEARING WALL
w/ DOUBLE TOP PLATE



ROOF



2nd FLOOR

We have listed in Table 1 the location and estimated quantity, by square foot (sf), linear foot (lf), or other appropriate unit, of each type of ACBM identified at the site. We have also provided asbestos location drawings in Appendix B.

TABLE 1. • List Of Materials Testing Positive For Asbestos

Building 38, Truro Air Base, North Truro, Massachusetts

Type of Material	Location	Quantity
Gray asbestos cement (transite) siding shingles	Exterior siding	5,000 sf
Gray transite panels	Exterior vestibule walls and ceiling, and hot water tank room walls and ceiling	300 sf
Brown 9" x 9" floor tile	Throughout	5,320 sf
White joint compound and associated gypsum wall and ceiling board	Throughout	11,680 sf
White pipe insulation and associated mud fittings	Wet walls housing domestic water pipes	100 lf
Gray mastic adhesive associated with wood paneling wallboard	Second floor rooms across from corridor water fountain	385 sf
Black mastic adhesive and associated stair treads	Stairwells	100 sf

In Table 2, all materials that tested negative for asbestos are listed, including the locations where these materials were observed and the corresponding bulk sample reference number(s).

TABLE 2. • List Of Materials Testing Negative For Asbestos Building 38, Truro Air Base, North Truro, Massachusetts		
Type of material	Location(s) observed	Sample number(s)
Black tar paper under cement shingles	Exterior siding	38-02A, 38-02B
Gray window caulking	Between window frame and window opening	38-03A, 38-03B
Black mastic adhesive underlying brown 9" x9" floor tile	Throughout	38-05A, 38-05B
White gypsum wall and ceiling board (must be treated as ACM due to cross-contamination by associated joint compound)	Throughout	38-07A, 38-07B, 38-07C
Brown mastic adhesive behind formica wallboard	Corridor walls	38-08A, 38-08B
White 12" x 12" ceiling tile	Second floor office space	38-12A, 38-12B
Black asphalt roof shingles	Roof	38-13A, 38-13B

Conclusions and Recommendations

On the basis of our findings, we offer the following conclusions and recommendations:

1. Both friable and nonfriable ACM were identified at the site. Should the building be renovated or demolished, removal of the ACM will be necessary. Abatement of all friable and nonfriable ACM that will be made friable by renovation or demolition activities must be performed before beginning such activities. This work should be conducted by a licensed Asbestos Abatement Contractor in accordance with a project design prepared by a certified Abatement Project Designer.
2. The gypsum wallboard must be treated as ACM due to cross-contamination by the joint compound. All joint compound and contaminated gypsum board must be removed by a licensed asbestos abatement contractor. We recommend that the joint compound be further analyzed by the point count method, a systematic analytical technique to determine if the material in fact does contain greater than 1% asbestos by composition.
3. If any suspect ACM are identified at a later date that are not addressed in this inspection report, they should be assumed to be ACM unless appropriate sampling and analysis demonstrates otherwise.
4. Develop a site-specific operations and maintenance (O&M) program for properly maintaining ACM that will remain in place. Such a program would include a site-specific O&M plan, training of workers who may impact ACM, periodic inspection of locations where ACM is present, and other applicable guidelines and procedures.

Cost Estimates

We have provided cost estimates for removing all ACBM at the site. These estimates are based on current industry standards that may fluctuate rapidly based on a variety of factors: the prevailing economic climate, seasonal differences, union labor considerations, scale of the abatement, occupancy of the building, and so on. We recommend that qualified abatement contractors be solicited to determine actual pricing involved. All cost estimates assume asbestos abatement contractors will conduct the abatement work.. In addition to pricing for abatement, we have considered anticipated industrial hygiene costs associated with abatement, including, air monitoring and oversight of the abatement.

For removal of:

Transite siding shingles	5,000 sf @ 3/sf	\$ 15,000.
Transite panels	300 sf @ 4/sf	1,200.
Brown 9"x9" floor tile	5,320 sf @ 2/sf	10,640.
White joint compound and associated gypsum wall and ceiling boards	11,680 sf @ 3/sf	35,040.
Pipe insulation and associated mud fitting	100 lf @ 15/lf	1,500.
Gray mastic adhesive associated with wood paneling wallboard	385 sf @ 4/sf	1,540.
Black mastic adhesive and associated stair tread	100 sf @ 4/sf	400.
TOTAL REMOVAL COST (CONTRACTOR)		\$ 65,320.
TOTAL INDUSTRIAL HYGIENE COSTS		10,000.
TOTAL COMBINED COSTS		\$ 75,320.

VHB**XRF Field Testing Results**

Site Access: Yes
 Demo Permitted?: Yes
 Project# 07394
 Location: Building #38

Date 11/16/00
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 Project Name: N. Truro AFS
 Inspector: TMD

Location	Surface Tested	Substrate	Concentration (mg/cm ²)	Estimated Quantity*
Building #38				
First Floor				
Room # 108	Green door	Wood	0.1	
	Tan wall	SR	0.2	
	White window casing	Wood	< 0.1	
Hall	Tan wall	SR	0.1	
	Exit door	Wood	0.1	
Latrine	Tan ceiling	Wood	< 0.1	
South Exit	Green door	Wood	0.1	
Second Floor				
Room #202	Green closet	Wood	0.1	
	Tan upper wall	SR	< 0.1	
	White ceiling	SR	0.2	
	Green baseboard	Wood		
Storage Room	Tan shelf	Wood	< 0.1	
	Green door casing	Wood	0.1	
	White window casing	Wood	< 0.1	
Latrine	Green door	Wood	0.1	
	Tan stall divider	Metal	2.2	50 SF
	Tan upper wall	SR	0.3	
South Stairwell	Green handrail	Wood	0.2	
	Green lower wall	SR	0.3	
	Green stair tread	Wood	0.1	
	Tan chair rail	Wood	< 0.1	
Exterior	Green door (north side)	Wood	4.0	1
	Green foyer frame	Wood	4.1	200 SF
	Green exterior casing	Wood	7.0	48
	Green eave	Wood	> 5.0	1,500 SF

*LBP components only. Limit of detection of NITON XRF is < 0.1 mg/cm²) SR=Sheet Rock Block=Cinder Block SF=Square Feet

VHB**Oil and Hazardous Materials (OHM) Inventory**

Project: Former Air force Station

Project # 07394

Location: North Truro, MA

Location	Waste Type	Container Type	Volume of Contents	Quantity	Comments
Building #38					
(Barracks)	CFCs	Water bubbler		1	